

**42/20 Stockton Street, Calamvale, Qld 4116**

MY HOME PROPERTY

**Townhouse For Sale**

Wednesday, 12 June 2024

42/20 Stockton Street, Calamvale, Qld 4116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Suzi Slattery



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## FOR SALE

Presenting a meticulously maintained 3 bedroom, 2 bathroom townhouse with double lock up built in 2012, boasting modern comforts and a convenient location, this residence promises an idyllic lifestyle for families or astute investors. Your new home features:

- Generous Living Space** - Step into a bright and airy open-plan living and dining area, ideal for entertaining guests or relaxing with family.
- Kitchen** - Channel your inner chef, equipped with quality appliances, ample storage, and a stylish breakfast bar.
- Bedrooms** - Retreat to one of three comfortable bedrooms, including a lavish master suite complete with a private ensuite and built-in robes.
- Outdoor Oasis** - Enjoy alfresco dining and leisure time in the private courtyard, perfect for summer BBQs or a morning coffee.
- Amenities** - Benefit from the convenience of two chic bathrooms, a separate laundry room, and a double lock-up garage for secure parking.
- Low-Maintenance Lifestyle** - Embrace effortless living with low-maintenance gardens and a well-maintained complex, allowing more time to enjoy life's pleasures.

**\*\*Location Highlights\*\***

- Situated in the thriving suburb of Calamvale**, this townhouse offers proximity to an array of amenities, including:
- Schools** - Close to reputable schools such as Calamvale Community College and Stretton State College, ensuring quality education for your family.
- Shopping** - Explore nearby shopping centers including Calamvale Central Shopping Centre, Sunnybank Hills Shopping town, and more, providing endless retail therapy and dining options.
- Transport** - Enjoy easy access to major roads, bus stops, and nearby train stations for effortless commuting throughout Brisbane.
- Parks and Recreation** - Discover lush parks, playgrounds, and recreational facilities within walking distance, perfect for weekend adventures with loved ones.

**OUTGOINGS**

- Council Rates** - \$480.95 per quarter
- Water Rates** - \$332.19 per quarter
- Body Corporate Levies** - \$2595.00 per year
- Sinking Fund Balance at 1st May 2024** \$183,646.32

**\*\*\*Please note that this property is tenanted for \$550 per week until 23rd of December 2024\*\*\***

**Don't miss out on this rare opportunity to secure your slice of paradise in Calamvale. Whether you're looking for your next family home or a lucrative investment opportunity, this townhouse ticks all the boxes. Contact us today to arrange a private inspection and make your property dreams a reality!**